

**CITY OF KETCHUM
ORDINANCE 1277**

AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING KETCHUM CITY CODE CHAPTER 5.09 – SHORT-TERM RENTAL PERMITS; REPEALING SECTIONS PERTAINING TO PERMITTING; REPLACING PERMIT REQUIREMENTS WITH RECOMMENDED VOLUNTARY STANDARDS; AND PROVIDING AN EFFECTIVE DATE.

Recitals:

- A. In the 2026 Legislative Session, the Idaho Legislature adopted significant revisions to Idaho Code §67-6539 further restricting the ability of cities to regulate short-term rentals.
- B. The City finds that in order to comply with these State restrictions on local control it is necessary to repeal certain portions of Chapter 5.09 and the City’s current permit regulations on short-term rentals.
- C. For public health and safety purposes, the City still desires to specify certain voluntary standards as recommended for short-term rentals operating within the City.

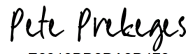
NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Ketchum, Blaine County, Idaho:


SECTION 1: That Chapter 5.09 – Short-Term Rental Permits of the Ketchum City Code is amended as indicated in Exhibit A hereto.

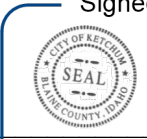
SECTION 2: EFFECTIVE DATE. This ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY THE CITY COUNCIL of Ketchum, Idaho this 25th day of June 2026.

APPROVED BY THE MAYOR of Ketchum, Idaho this 25th day of June 2026.

Signed by:

E6919BD8DA3D478...
 Pete Prekeges, Mayor

Signed by:
ATTEST:
Signed by:

7FAF089BC7D8434...
 Trent Donat, City Clerk



TITLE 5 - BUSINESS LICENSES AND REGULATIONS
CHAPTER 5.09 SHORT-TERM RENTAL PERMITS

CHAPTER 5.09 SHORT-TERM RENTAL STANDARDS**5.09.010 Purpose.**

Short-term rentals provide additional tourism opportunities and economic impacts, but also increased impacts on guests, neighbors, and the public. The purpose of this chapter is to provide the community with reasonable regulatory procedures to protect the health, safety and welfare of short-term rental guests, neighboring residents, and the public. These regulations are further intended to protect the integrity of neighborhoods in which short-term rentals operate.

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

5.09.020 Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Local representative: An area property manager, owner, resident, or agent who is readily available to respond to guest and neighborhood or City questions or concerns.

Resident: The person or entity that holds legal and/or equitable title (owner) or lease rights (renter) to the private property.

Resident-occupied: Where the resident of a dwelling unit resides on the parcel for a minimum of six months out of a calendar year. Homeowner-occupied tax-exempt status may be considered to be proof of resident-occupied status for the purposes of this chapter. A lease with a minimum term of six months, or affidavit of such lease, signed by owner and renter is considered proof of resident-occupied status with a renter under this definition.

Short-term rental (STR): Any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or resident-occupied residential home that is offered for a fee and for 30 days or less.

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)

State law reference(s)—Idaho Code section 63-1803(4).

5.09.040 STR standards.

- A. *Declaration of compliance.* The STR owner may submit an affidavit affirming compliance with City standards along with completing a City provided self-inspection checklist.
- B. *Inspection.* The City or Fire District will offer voluntary inspection services to verify compliance with standards.
- C. *Minimum standards.* The following minimum standards are desired for all short-term rental units. These standards are intended to protect that the use of a dwelling unit as a STR does not generally have greater impacts than would be created by long term occupancy of the dwelling unit.
 1. *Windows.* Bedroom windows shall be operable to allow for emergency egress in accordance with the most recent building and fire codes as adopted and amended by the City.

2. *Smoke alarms.* Single or multiple-station smoke alarms shall be installed and maintained in accordance with manufacturers specification and an approved fire safety plan.
3. *Carbon monoxide detectors.* A CO detector is required on each floor if there is a garage, solid fuel appliance, or gas appliance, and as otherwise required in an approved fire safety plan.
4. *Fire extinguishers.* One 2 A:10BC type fire extinguisher shall be equipped per floor, and as otherwise required in an approved fire safety plan. Fire extinguisher(s) shall be mounted in visible locations with the tops of the fire extinguishers mounted between three feet and five feet above the floor, and to be accessible to occupants at all times.
5. *Fire safety plan.* An applicant may submit a fire safety plan, which will be reviewed and approved by the Fire District and recommended to be posted on the property.
6. *Parking.* Improved surface areas on the site shall be the minimum necessary to provide adequate parking for the occupancy.
7. *Access.* The access and ingress to the site shall maintain safe conditions for pedestrians and vehicles and shall be adequately sized and designed so that access to other properties is not impacted or unsafe conditions on public streets created.
8. *Noise.* Loud music, outdoor activities or any other source of noise that can be heard beyond the perimeter of the STR premises shall not be generated during the hours of 10:00 p.m. to 8:00 a.m. the following day.
9. *Exterior changes.* No exterior changes shall be made to the structures or site conditions that would eliminate its appearance or use as a dwelling unit for long term residency.
10. *Contact.* The name of the local representative and a telephone number where the representative may be reached should be displayed in the unit.
11. *Location.* As with all general residential, STRs are not permitted in Light Industrial (LI) zones. STRs are limited and restricted in the same manner as any other rental in the Avalanche Zone District per section 17.92.010.

(Ord. No. 1230, § 1, 1-18-2022, eff. 4-1-2022)